LINDA LINGLE
GOVERNOR

CHAD K. TANIGUCHI
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DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
P.O. BOX 17907
Honolulu, Hawaii 96817

ADDENDUM NO. 1

TO THE
PLANS AND SPECIFICATIONS
FOR
FURNISHING LABOR AND MATERIALS
REQUIRED FOR

REROOFING AND ELEVATOR LOBBY IMPROVEMENTS AT KALANIHUIA

HA 1024
HONOLULU, OAHU, HAWAII

HPHA JOB NO. 09-011-124-F

DECEMBER 2009

The items listed hereinafter are hereby made a part of the contract for the above project and shall govern the work, taking precedence over previously issued plans and specifications governing the items mentioned.

A. SPECIFICATIONS

1. TABLE OF CONTENTS

a. Delete the following row in it's entirety:

"Section 07540 – MODIFIED BITUMEN SHEET ROOFING (Torched-On) ..... 1-14"

2. DIVISION 2 – SITE CONSTRUCTION

a. SECTION 02050 – REMOVAL WORK

Para. 3.04, Delete this paragraph in its entirety.

Para. 3.05, Change to Read as "3.04 DISPOSAL OF REMOVED MATERIALS"

Para. 3.06, Change to Read as "3.05 CLEAN-UP AND REPAIR".

3. DIVISION 7 – THERMAL & MOISTURE PROTECTION

   a. SECTION 07140 – FLUID APPLIED ROOFING SYSTEM

      Replace in its entirety with the attached.

   b. SECTION 07540 – MODIFIED BITUMEN SHEET ROOFING (TORCHED-ON)

      Delete the section in its entirety.

4. DIVISION 13 – SPECIAL CONSTRUCTION

   a. SECTION 13281 – ASBESTOS ABATEMENT

      Para 1.02A.1, Revise first sentence to reads as follows:

      "Removal and disposal of roofing material, only if and where required to complete the work."

B. DRAWINGS

ARCHITECTURAL

1. Plan Sheet No. A-3

   a. See attached SK sheets for revised drawings.

2. Plan Sheet No. A-4 (Narrative changes, new drawings will not be issued).

   a. Detail Plan 1/A-4 Boiler Room Floor/High Roof Demolition Plan and Detail Plan 3/A-4 Elevator Machine Room Roof Demolition Plan: Delete in its entirety

   b. Detail Plan 2/A-4 Boiler Room Floor/High Roof Renovated Plan and Detail Plan 4/A-4 Elevator Machine Room Roof Renovated Plan: Delete note "NEW ROOFING SYSTEM..." and replace with the following: "APPLY ONLY FLUID APPLIED ROOFING SYSTEM WITH FABRIC PER SPECS ON EXISTING ROOFING/FLOOR AS INDICATED".

   c. Detail Plan 2/A-4 Boiler Room Floor/High Roof Renovated Plan: Add the following note: "REMOVE AND REINSTALL EXISTING HOT WATER HEATERS TO APPLY FLUID APPLIED WATERPROOFING WILL BE ALLOWED PROVIDED THERE IS NO INTERUPTIONS TO HOT WATER SERVICE TO THE OCCUPANTS".

d. Detail Plan 2/A-4 Boiler Room Floor/High Roof Renovated Plan: Delete note: "NEW EXTERIOR BOARD AND FRAMING IN FRONT OF EXISTING CMU SCREEN BLOCKS".

3. Plan Sheet No. A-5 (Narrative changes, new drawings will not be issued).

   a. Sections A/A-5 and B/A-5: Delete "NEW BUR ON TAPERED INSULATION" and replace it with the following: "APPLY ONLY FLUID APPLIED ROOFING SYSTEM WITH FABRIC PER SPECS ON EXISTING ROOF/FLOOR AND AT EXISTING TRASH CHUTE AND WATER HEATER FLUE SHAFT WALLS AS INDICATED".

4. Plan Sheet No. A-6, A-7 & A-8

   a. See attached SK sheets for revised drawings.

C. MINUTES OF PRE-BID MEETING

The attached Minutes of Pre-bid Meeting are hereby incorporated and made part of the contract for the above Proposal documents and shall be used to clarify and/or amend the previously issued drawings and specifications effective the date of this addendum.

Approved by:

Rick T. Sogawa
Acting Procurement Officer

EQUAL HOUSING OPPORTUNITY

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

SECTION 07140 – FLUID APPLIED ROOFING SYSTEM

PART 1 – GENERAL

1.01 GENERAL CONDITIONS

As specified in the General Conditions and the Special Conditions.

1.02 SUMMARY

A. Fluid-applied flexible acrylic and polyester roofing and waterproofing system (55 mil) over existing built-up roofing, base flashing, metal supports and flashings at roof perimeter as indicated on the drawings and as specified herein.

B. Fluid-applied flexible acrylic waterproofing system over existing concrete vertical and horizontal surfaces where indicated on drawings.

C. Fluid-applied flexible acrylic and polyester fabric waterproofing system over cracks, seams, holes and expansion joints where indicated on drawings.

1.03 REFERENCES

The latest publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by the basic designation only

A. ASTM D-6083: Standard Specification for Liquid Applied Acrylic Coatings used in roofing.

B. ASTM B117: Test Method of Salt Spray (Fog) Testing.

C. ASTM G-29: Test Method for Algae Resistance.

D. ASTM D-1653: Water Vapor Transmission of Materials.

E. ASTM G26: Practice for Operating Light-and Water-Exposure Apparatus (Xenon Arc Type) for Exposure of Non Metallic Materials.

F. ASTM E -108: Test Methods for Fire Test of Roof Coverings.

G. ASTM D-412: Ultimate Tensile Strength at Break.

H. FM4470: Test Susceptibility to Leakage.

I. FM4470: Test Hail/Impact Resistance.

J. FM4470: Test Foot Traffic Resistance.

1.04 SUBMITTALS

A. Submit under provisions of GR-6 – SUBMITTALS of the GENERAL REQUIREMENTS.

B. Product Data: Submit manufacturer's product literature and installation instructions.

1. Provide data for material description, physical properties, recommended storage conditions, shelf life, precautions, flexible flashings, and joint and crack sealant, with temperature range for application of fluid applied roof system membrane.

2. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.

3. Manufacturer's data indicating the minimum spreading rate in square feet/gallon for basecoat, intermediate coat and finish coat(s). It shall indicate the number of applications for each respective coat.

C. Shop Drawings: Submit shop drawings indicating special joints and conditions of interface with other materials.

D. Certifications: Submit prior to the start of any work, the following:

1. A signed certificate from the Manufacturer's stating that Contractor is an approved installer of the Manufacturer's fluid applied waterproofing system and that the installation crew have been trained in the proper installation of the system by the Manufacturer or a Technical Representative of the Manufacturer.

2. A signed certificate from the Manufacturer designating its Technical Representative for the project and attesting that this person is both qualified and authorized to act on its behalf.

3. A signed certificate from the Manufacturer or its Technical Representative stating that the plans and specifications for the project have been reviewed and fully comply with the Manufacturer's design standards and meet the requirements for warranty of the fluid applied waterproofing system for the specified period.

E. Material Safety Data Sheet (MSDS): Submit MSDS for each material.

F. Warranties and Guaranties: Submit warranties and guaranties as noted under item entitled "WARRANTIES AND GUARANTIES" hereinbelow.

1.05 WARRANTIES AND GUARANTIES

A. The Contractor shall furnish to the HPHA Project Engineer the following:

1. A written guaranty of the fluid applied roofing system for a two (2) year period after the project acceptance date. This shall be a non-prorated, full- value, no-dollar-limit, material-and-labor guaranty for the fluid applied roofing system and shall provide the following at no additional cost to the HPHA:

   a. Repair of waterproofing as necessary to seal leaks which are attributable to faulty materials and/or workmanship;

   b. Inspection by the Contractor and the Manufacturer's Technical Representative, together with the HPHA Project Engineer, of the roof, on or about the first and second anniversaries of the project acceptance date, and correction of any deficiencies in materials or workmanship observed.

      Such correction work shall be done in a manner which will preserve the integrity of the complete fluid applied roofing system.

2. The Fluid Applied Roofing System manufacturer shall submit a 15-year material and labor warranty to HPHA to make repairs as necessary to maintain the roof in a watertight condition in the event of failure due to normal weathering and wind conditions during the remainder of the warranty period (third through fifteenth year).

3. The Surety shall not be held liable beyond two years from the Project Acceptance Date.

1.06 GENERAL REQUIREMENTS

A. The Contractor shall be approved by the Manufacturer as an installer of the complete fluid applied roofing system and the installation crew shall have been trained in the system's proper installation by the Manufacturer or a Technical Representative of the Manufacturer.

B. The Manufacturer's Technical Representative shall be qualified and authorized to act in behalf of the Manufacturer.

C. The Contractor shall use manufacturer-approved methods and standards to prepare all surfaces and components as required by the plans and specifications and to install a complete fluid applied roofing system, providing watertight flashings, accessories, attachments and sealed joints and resistance to wind and other normal hazards for the specified warranty period.

D. The waterproofing work shall be coordinated with appurtenance work such as roofing and flashing work and once started, the project shall progress

expeditiously and without interruption to completion.

E. The Contractor and Technical Representative shall attend pre-construction conferences and/or review detailing, preparation and installation procedures for the waterproofing system and coordinating and scheduling required with related work.

F. The Contractor and Technical Representative shall inspect and approve waterproofing work at the following times:

1. Prior to the start of the waterproofing installation, to assure the suitability of prepared substrates.

2. Upon completion, to verify and certify that the installation meets the requirements for issuance of the Manufacturer's warranty of the fluid applied waterproofing system for the period specified herein.

3. The Contractor shall notify the Technical Representative and the HPHA Project Engineer of these scheduled times at least five days in advance to enable their attendance.

G. The Contractor shall be responsible for assuring watertight and weather tight building for the entire duration of the project. Damage to the building as a result of the work of this section shall be corrected at no additional cost to the HPHA.

1.07 DRAWINGS

Should the Manufacturer's warranty requirements necessitate different drawings and details exceeding the requirements of those shown or specified, provide shop drawings and field adjustments at no cost to the HPHA.

1.08 PROJECT DELIVERY, STORAGE AND HANDLING

A. Delivery of Materials: All waterproofing materials shall be delivered to the site in the original, unbroken manufacturer's wrapping material and containers with the original seals and labels intact in quantities required to allow continuity of application. If any unlabeled materials are to be used, a property attested certificate from their manufacturer stating that such materials comply with the requirements of the Contract Documents shall be furnished to the HPHA Project Engineer prior to installation.

B. Storage of Materials at Job Site:

1. Materials shall be stored above the supporting surfaces on pallets or otherwise, except when placed on roof decks immediately prior to installation.

2. If stored on other than the ground, all materials shall be distributed so that their resultant weight does not exceed the design live load on the deck.

3. Materials shall be stored in their original undamaged containers in a clean, dry, location protected from dirt, moisture, oil, direct sunlight and physical damage, and within the temperature range required by their manufacturer's.

4. Proper fine and safety precautions shall be taken with materials containing solvents or which otherwise may be hazardous.

5. Materials which either absorb or are adversely affected by moisture, petroleum-based or other fluids shall be kept dry. Wet materials and/or materials which appear to have deteriorated after becoming wet shall not be used on the job and shall promptly be removed.

C. Handling of Materials: Material shall be handled in such a manner as to prevent damage and contamination of any kind.

1.09 PROTECTION

A. Any work or materials damaged during waterproofing operations shall be restored to their original, undamaged condition or replaced.

B. Protective coverings shall be installed at all pavement and exposed building walls as necessary to prevent the marring of existing surfaces and shall remain in place for the duration of the roofing work.

1.10 JOB CONDITIONS

Environmental Requirements: Waterproofing shall not be applied during precipitation and shall not be started in the event there is a reasonable likelihood of precipitation during application.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Waterproofing Material: Materials of multi-stage, fabric reinforced, Premium flexible high solids, 100% acrylic elastomer coating, liquid applied in successive coats to form one continuous, seamless, watertight membrane; 55 mils minimum cured total system thickness; comprised of the following paragraphs entitled "Foundation and Saturation Coats" and "Finish Coat" hereinbelow.

B. Foundation and Saturation Coats: Coats of highly flexible water based 100% pure acrylic polymer resin coatings. Both the Foundation Coat and Finish Coat must consist of the same resins and quantity of resins. Foundation coat shall be of one color different from the finish coats.

C. Finish Coat: Finish coat of ultraviolet light resistant, blend of highly flexible water based 100% pure acrylic elastomeric resin coating; final color of finish coat shall be tinted to match the existing building color and manufacturer's color white as indicated on drawings. Each finish coat shall be of different colors.

D. Provide Finish Coats with suitable chemical mildewcide to the maximum amount of mildewcide per gallon permitted by the mildewcide manufacturer without adversely affecting the quality of the coatings.

E. Reinforcing-Fabric: This material shall be 100% Polyester 0.18-inches non-woven, stitch bonded, heat-set fabric with a tensile strength of warp 74 lbs. and Fill 45 lbs. with the following characteristics:

Weight	3 oz. per square yard
Tensile Strength	57.1 lbs. per ASTM D 5034 & ASTM D 5035
Elongation	61.65% per ASTM D 5034 & ASTM D 5035
Mullen Burst	176.8 lbs.
Trapezoid	16.1 lbs. per ASTM D 1117

F. Cured Membrane Characteristics:

Property	Test	Result
Cured System & Tensile Strength	ASTM D 412	2000 psi
Elongation	ASTM D638 or ASTM D412	50% w/ reinforcing fabric
Algae Resistance	ASTM G 29	No Growth Support
Moisture Vapor	ASTM E 96	3 to 5 perms
Weathering	ASTM G 26	No effect after 3000 hours
Salt Spray Test	ASTM B 117	No effect
Fire Rating	ASTM E 108	Class A
Wind Uplift	FM or Dade	1-90 for metal substrate, 1-120 for concrete substrate
Liquid Applied Acrylic	ASTM D 6083	Approved
Susceptibility to Leakage	FM 4470	Passed
Hail (Severe Impact) Resistance	FM 4470	Passed
Foot Traffic Resistance	FM 4470	Passed

2.02 ACCESSORIES

A. Manufacturers approved Rust Primer.

B. Manufacturers approved Patching Mortar for patching masonry repairs.

C. Manufacturers approved Surface Primer.

PART 3 – EXECUTION

3.01 INSPECTION OF SURFACES

A. General: Before the work under this section is started, the Contractor, together with the Manufacturer's Representative or their independent auditor/inspector (where applicable) shall meet with the HPHA Project Engineer at the job-site to examine all surfaces on which waterproofing will be placed and all adjoining work, including inserts, which will affect or be affected by the waterproofing work. All unacceptable areas and/or conditions shall be corrected by the Contractor and verified and accepted by the waterproofing applicator and the Manufacturer's Representative or their independent auditor/inspection prior to start of the work.

3.02 CONCRETE PATCHING

A. The Contractor shall be responsible to locate and identify all areas with spalling concrete or structurally unsound surfaces.

B. The Contractor shall address all spalling concrete, cracks, de-lamination, and failed group joints. Sound areas if necessary to determine the scope and extend of the repair. Attention shall be given to breaks and or ruptures in the existing coating on the walls.

C. All rupture, blisters or breaks in the existing coating shall be cut back to a point of solid attachment. Appropriate repairs shall be performed on the substrate. The repaired area shall be spot primed with manufacturer's cement slurry. All voids shall be filled in with manufacturers patching compound.

D. For areas of concrete spalling, remove and excavate unsound, loose, broken concrete material. Clean cavity and holes to become dust free. Treat the exposed re-bar with Rust Primer. At the same time, coat the entire cavity to reinforce the spalled concrete with the manufacturers cement slurry.

E. The Contractor shall use supports to hold all vertical patching on walls so that the patching does not sag.

F. Eight hours after the patching compound is installed the surface area shall be encapsulated with the Fluid Applied Roofing System. The fabric and Foundation Coat shall extend a minimum of six inches onto the wall area adjoining the perimeter of the patching compound.

G. The manufacturer must approve all patching prior to the application of the waterproof coating.

3.03 APPLICATION

A. General:

1. Workmanship: The Contractor shall have a responsible foreman on the job during waterproofing operations who shall ensure that all work is done in accordance with the plans and specifications.

2. Fluid applied Roofing System Applied Directly Over Existing Roofing Surfaces:

   a. The Contractor shall be responsible to insure that the existing roofing substrate surfaces are durable; free of dampness, loose particles, cracks, pits, projections, or foreign matter detrimental to adhesion or application of waterproofing system.

   b. The Contractor shall be responsible to insure that the existing roofing substrate surfaces are smooth, and not detrimental to full contact bond of waterproofing materials and acceptable to the waterproof coating system manufacturer.

3. Fluid Applied Roofing System Applied Directly Over Existing Concrete Vertical & Horizontal Surfaces:

   a. Where fluid applied roofing system is directly applied to existing concrete vertical and horizontal surfaces, clean and prepare surfaces to receive waterproofing by removing all loose and flaking paint particles, grease, latencies, and any contamination that would adversely affect the adhesion and performance of the waterproof coating system. Loose paint shall be scraped, sanded or wire brushed using hand or power tools or removed by pressure washing, as approved by the manufacturer. Remove all loose paint to solid and stable substrate. Do not apply waterproofing to surfaces unacceptable to the manufacturer. The manufacturer must approve the prepared substrate prior to the application of the waterproof coating.

   b. Remove efflorescence by mechanical means; scraping, grinding and or wire brushing. Then neutralize and remove remaining traces, with a diluted hydrochloric acid (muriatic acid) mixture. After treating affected area, let stand, then rinse with clean water until pH is neutral, and contaminants are removed. Let the surface dry completely before proceeding with waterproofing application.

c. Clean and treat mildew-contaminated surfaces as follows:

   1. Mix one part bleach to three or four parts water.

   2. Apply to mildew contaminated areas and let stand for 15 to 20 minutes.

   3. Scrub surfaces as needed to loosen heavy mildew growth and to insure mildew wash to work completely.

   4. Flush and rinse with clean water, high-pressure wash is also recommended, if applicable for the project.

   5. Allow surface to fully dry before proceeding with paint application.

   6. Repeat process if necessary to remove areas of mildew left standing after initial treatment.

d. Pressure wash existing surfaces with a minimum 2,000 psi, or thoroughly clean substrate with wire or coarse hair brush to remove all direct and other deleterious materials to achieve a clean and firm substrate.

e. Coat surfaces with the Primer.

f. Repair damaged mortar with patching mortar in accordance with manufacturer's instructions.

4. No waterproofing shall be installed during precipitation and shall not be started in the event there is a possibility of precipitation during application.

5. No waterproofing shall be started in the absence of the HPHA Project Engineer or their representative. The Contractor shall call the HPHA Project Engineer to give at least one day (24 hours minimum) advance notice of the starting of waterproofing operations.

6. Each coating of waterproofing shall be accepted by the HPHA Project Engineer before proceeding with the next coat.

7. The application of waterproofing shall be as specified or as shown in the plans.

8. Absolutely no waterproofing shall be as applied before the substrates and the work in connection therewith are smooth, free from loose materials, and swept clean. All sharp projections and lumpy surfaces shall have been removed. All of the concrete substrates shall be primed with the Manufacturer's Primer.

B. Installation:

1. Protect adjacent surfaces not designed to receive waterproofing.

2. Prepare all surfaces in accordance with manufacturer's instructions and do not apply waterproofing to surfaces unacceptable to the manufacturer's technical representative.

3. Apply waterproofing as indicated on the drawings and specified hereinbelow unless otherwise directed by the Manufacturer or Technical Representative.

4. Apply foundation and saturation coats at a total rate of 40 sq. ft./gal or as required by manufacturer to meet warranty.

5. Apply foundation coat to the treated area. Embedded fabric directly into the coating while still wet. Overlap adjacent runs of fabric 4-inches minimum. Immediately follow with a saturation coat to cover fabric and allow to dry.

6. Seal items projecting through waterproofing material watertight.

7. Apply a minimum of 4 finish coats at a rate of 140 square feet per application or as required by manufacturer to meet warranty, to the surface of the polyester fabric that was fully saturated with the saturation coat. The third and fourth application shall be a different color from the first two application of the finish coats.

8. Apply waterproofing system to minimum 55 dry mil thickness.

3.04 PROTECTION AND CLEANING

A. Protection:

1. Any work or materials damaged during the handling of waterproofing materials shall be restored to their original (undamaged) condition or replaced.

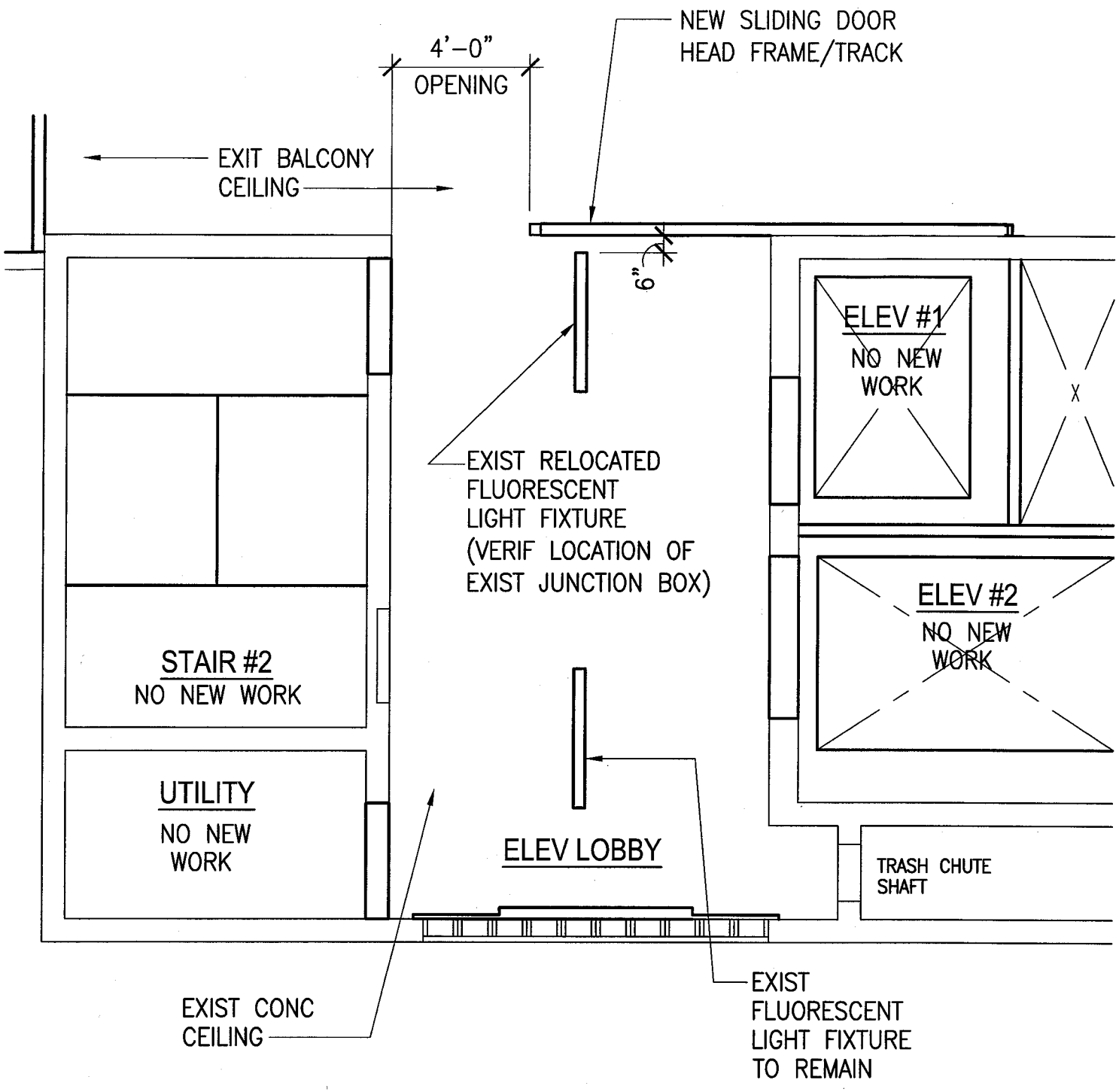
2. The work or other trades shall not be marred or injured. Coating daubed or splashed onto adjoining surfaces shall be removed and the surface or finish restored to its original finish and appearance. Coating runs, sags and streaks over sheet metal surfaces shall be carefully removed so as not to scratch those surfaces. Protective covering shall be installed at all pavement and exposed building walls as necessary to prevent the marring of existing surfaces.

3. Monitor finish system for continuous 7 days and sweep off all bird baths.

4. Protection shall remain in place for the duration of the waterproofing work.

B. Cleaning: Debris from waterproofing work shall be removed from the premises and disposed of at the end of each working day and upon completion of the work. The waterproofing shall be left in good, clean condition.

END OF SECTION



TYPICAL RENOVATED ELEVATOR LOBBY DETAIL REFLECTED CEILING PLAN

3
A-3

SCALE : 1/4" = 1'-0" (2ND TO 12TH FLRS, 14TH TO 16TH FLRS)

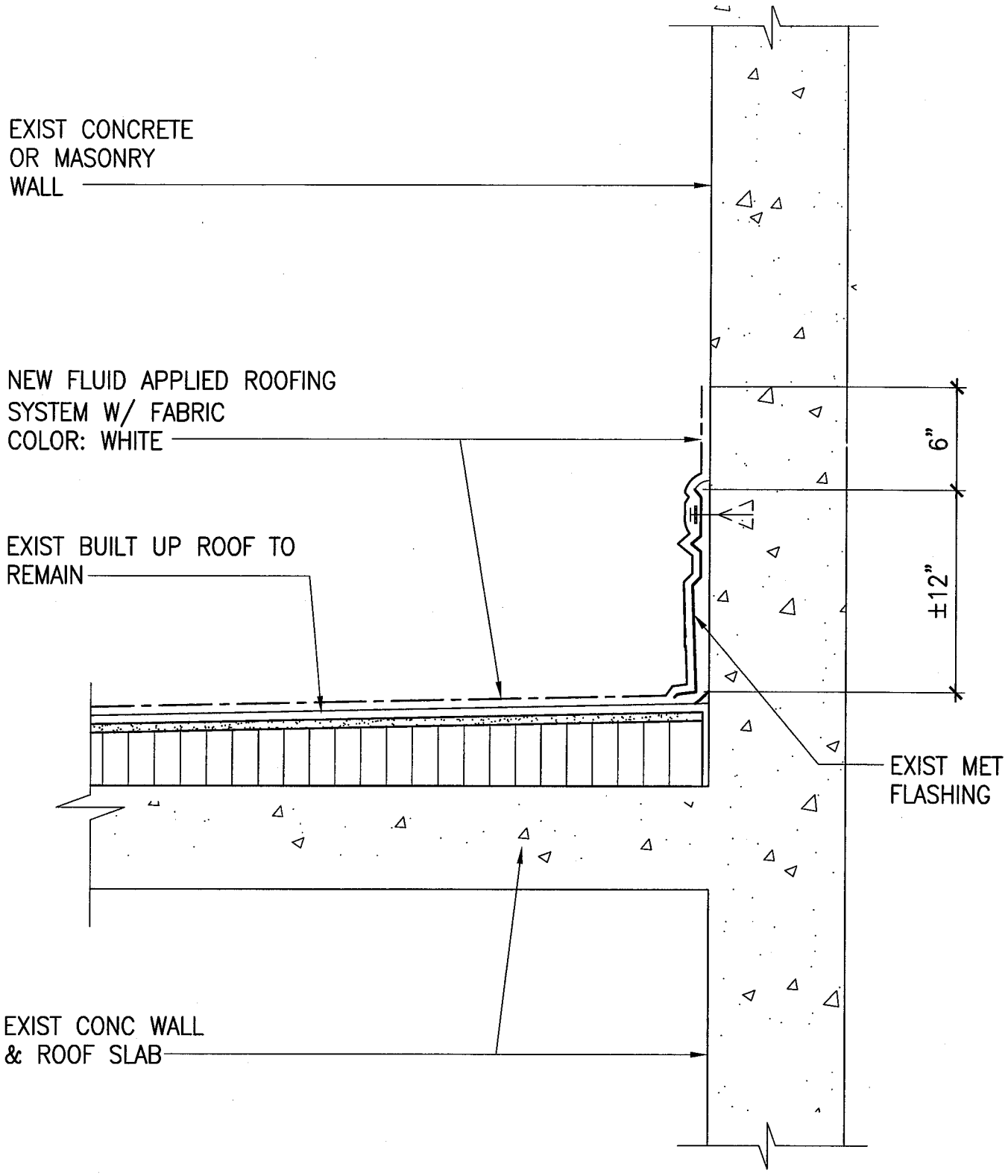
WTN ARCHITECTURE, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME:
REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: 3/A-3

DATE: 12/28/09

SHEET
SK-1



1 / A-6

TYPICAL ROOF TO WALL BASE FLASHING

SCALE: 1 1/2" = 1'-0"

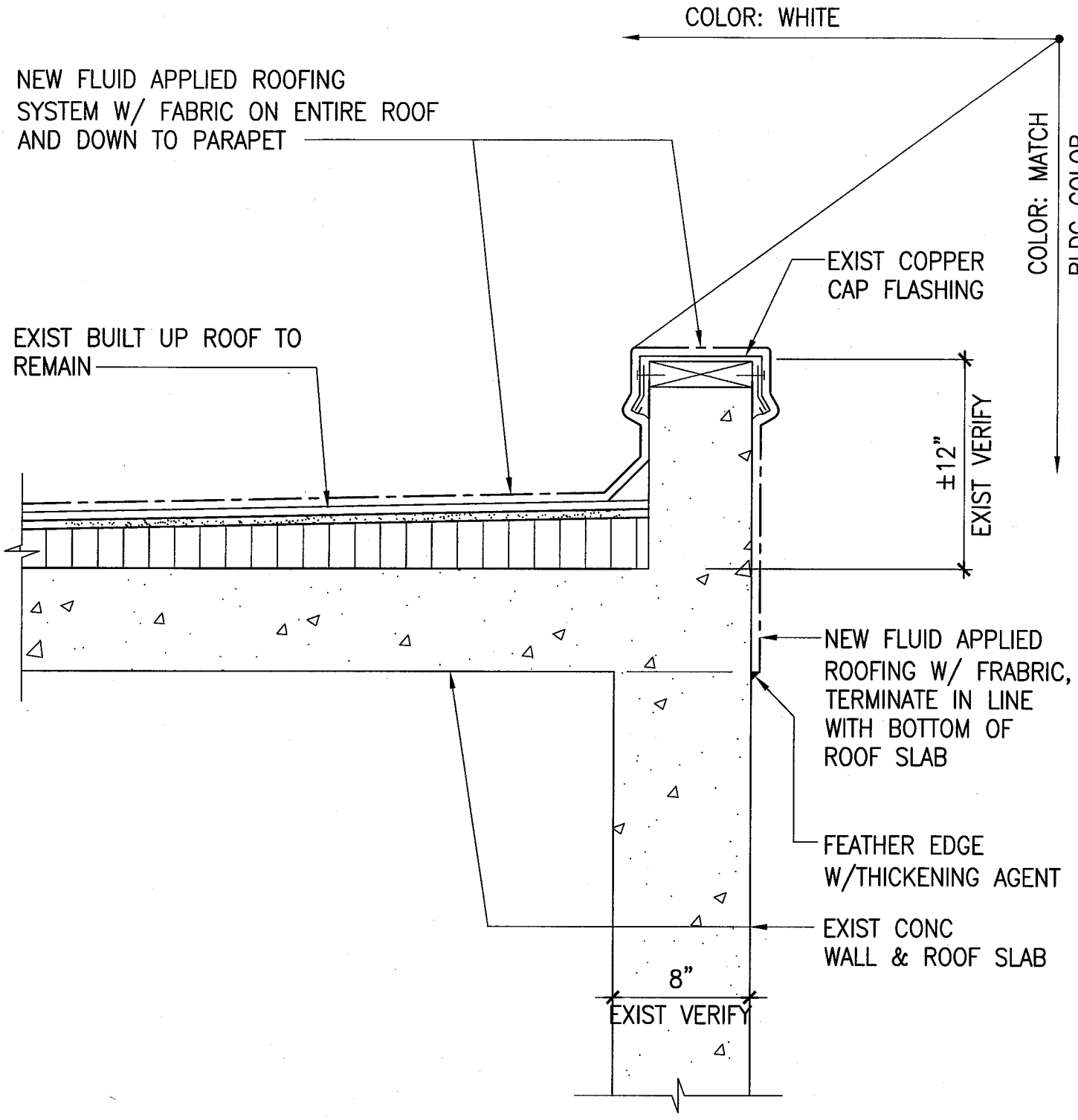
WTN ARCHITECTURE, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME:
REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: 1/A-6

DATE: 12/28/09

SHEET
SK-2



ELEVATOR MACHINE ROOM ROOF EDGE DETAIL

2 / A-6

SCALE: 1 1/2" = 1'-0"

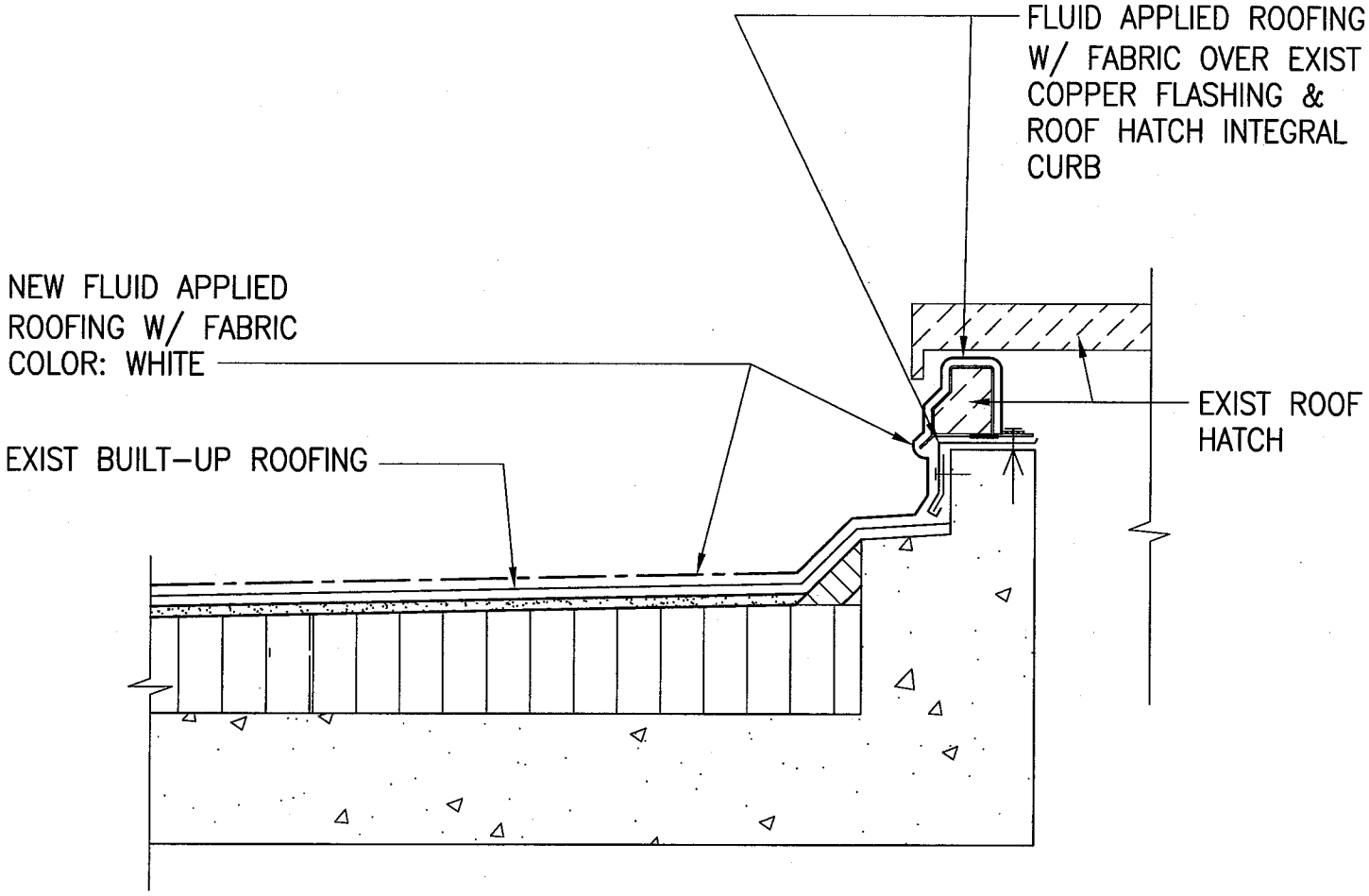
WTN ARCHITECTURE, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: 2/A-6

DATE: 12/28/09

SHEET SK-3



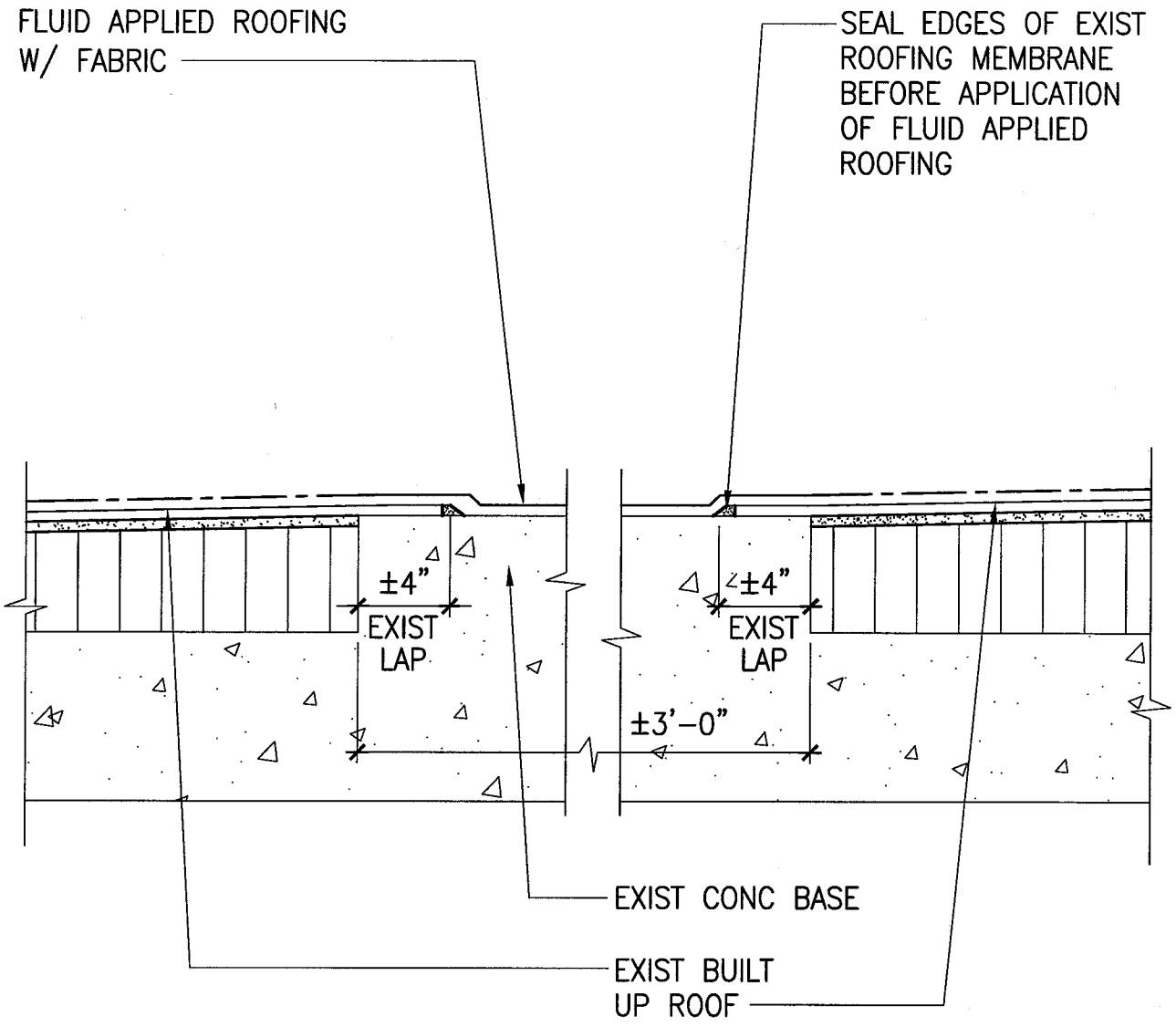
BOILER ROOM ROOF HATCH BASE FLASHING DETAIL

3
A-6

SCALE: 1 1/2" = 1'-0"

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: 3/A-6 DATE: 12/28/09	SHEET SK-4

Job No. 09-011-124-F AMENDMENT NO. 1 IFB-CMS-2009-32

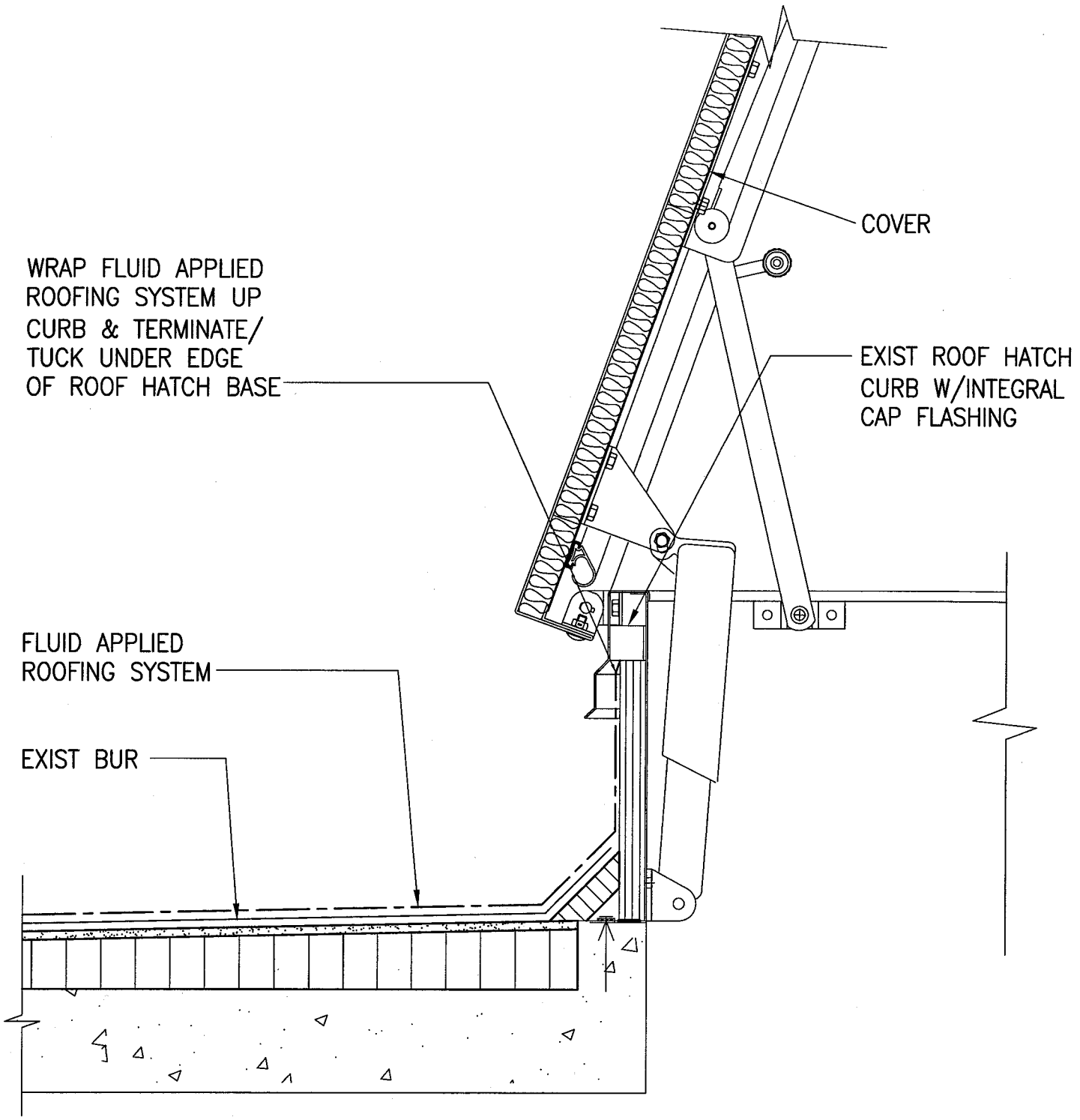


WATER HEATER CONCRETE BASE FLASHING DETAIL

4 / A-6

SCALE: 1 1/2" = 1'-0"

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: 4/A-6 DATE: 12/28/09	SHEET SK-5



ELEVATOR MACHINE ROOM ROOF HATCH BASE FLASHING DETAIL

5
A-6

SCALE: 1 1/2" = 1'-0"

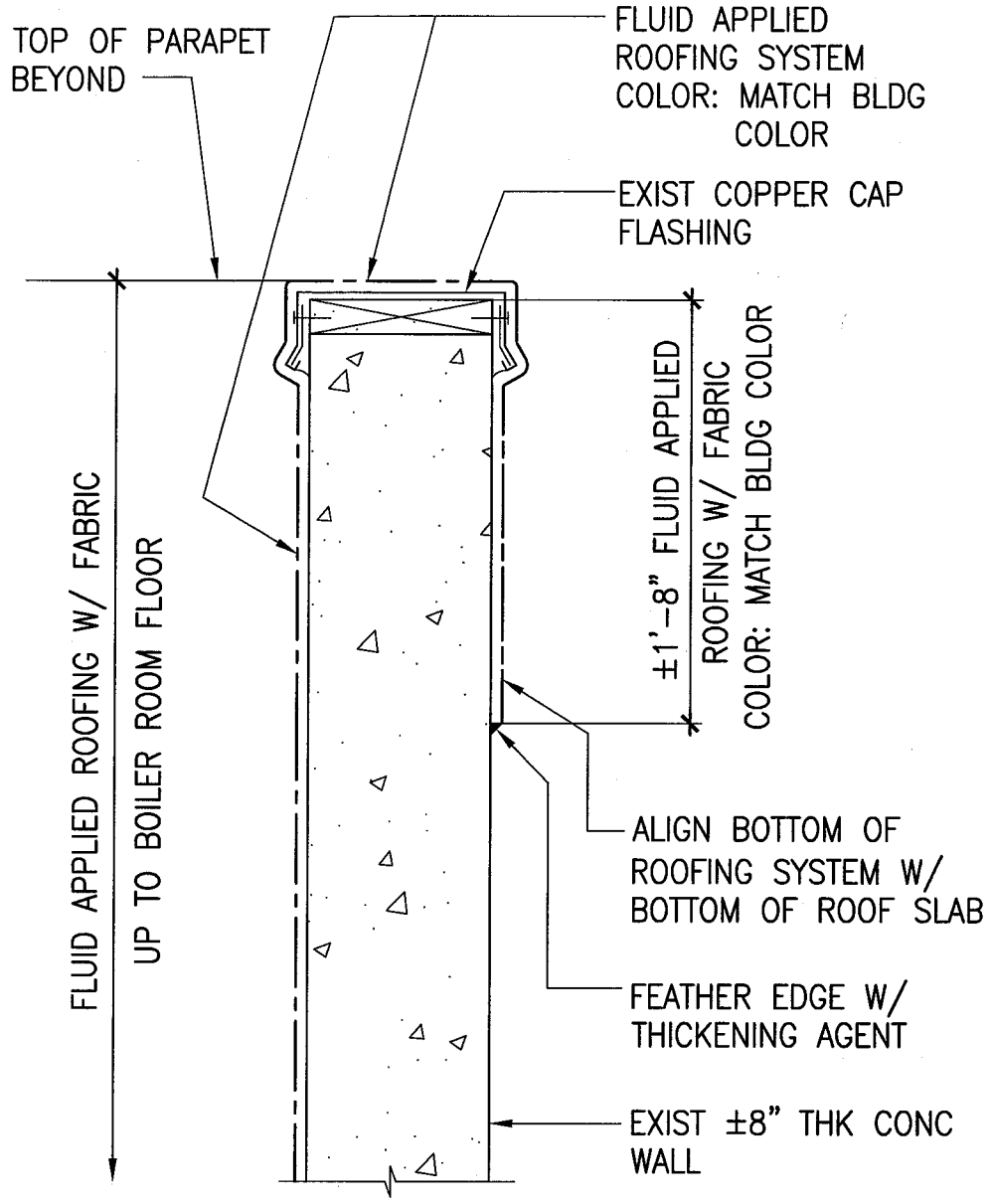
WTN ARCHITECTURE, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME:
REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: 5/A-6

DATE: 12/28/09

SHEET
SK-6

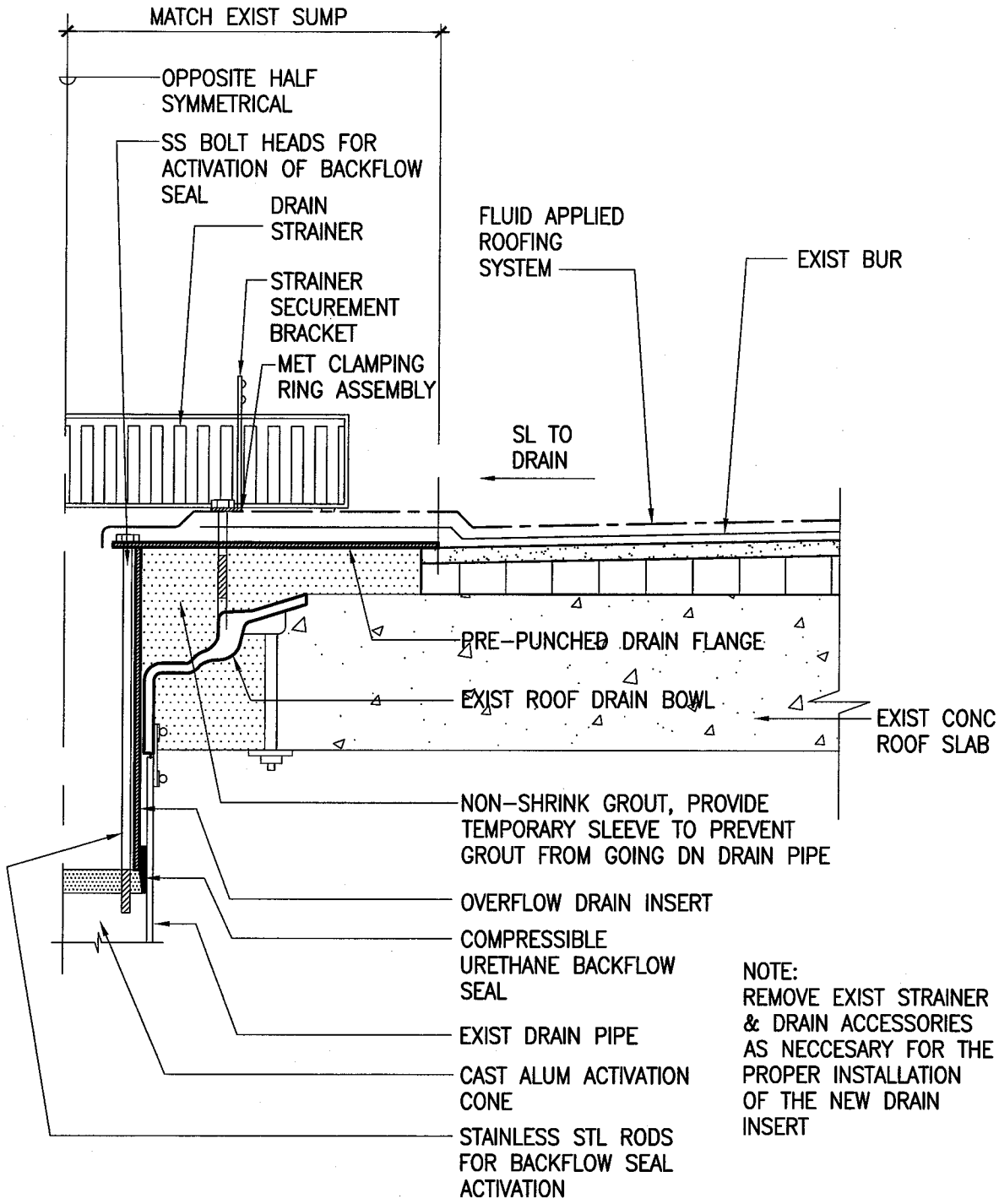


BOILER/TRASH CHUTE SHAFT EXT WALL WP DETAIL

6 / A-6

SCALE: 1 1/2" = 1'-0"

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: 6/A-6 DATE: 12/28/09	SHEET SK-7



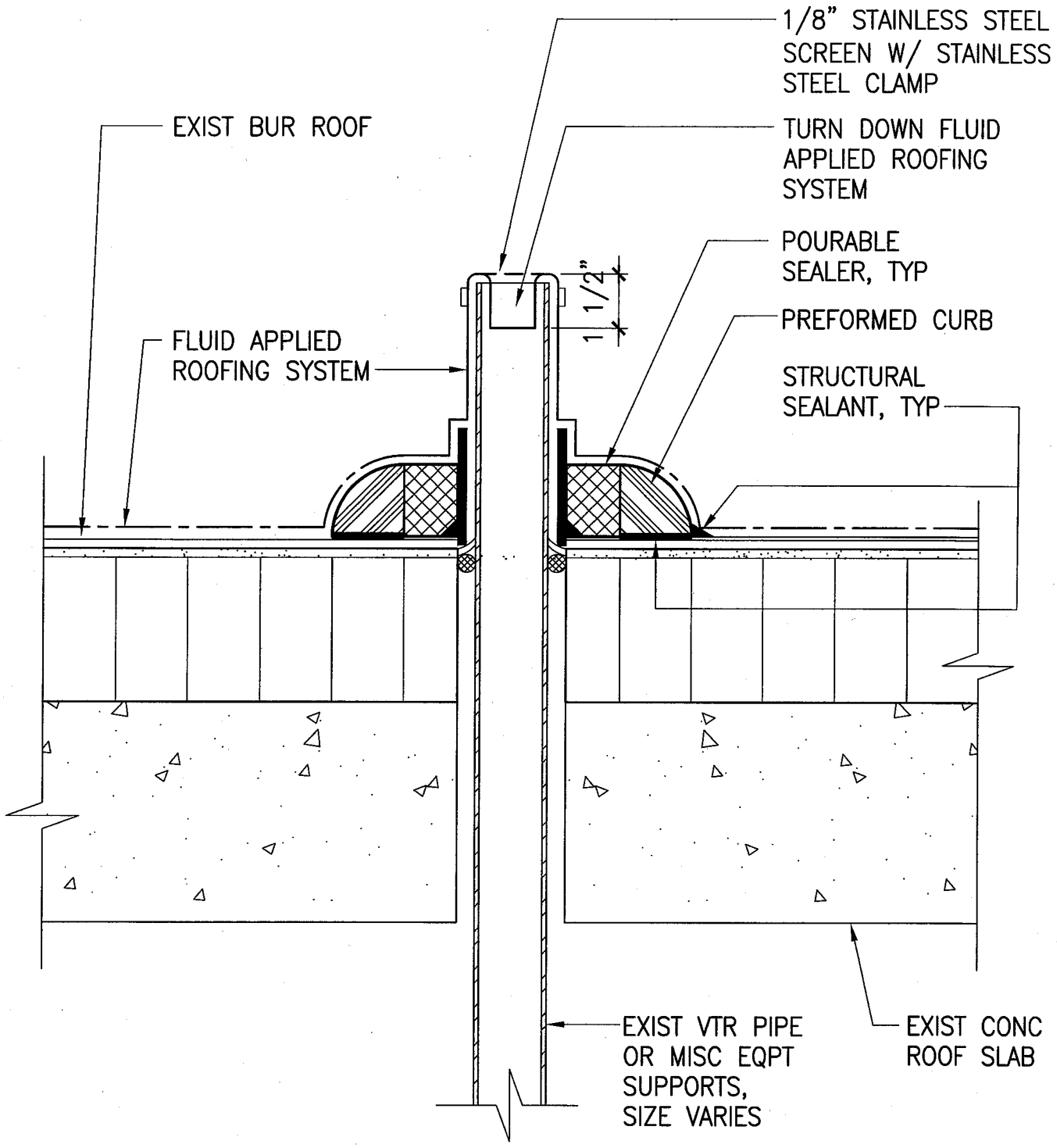
1 / A-7

ROOF DRAIN INSERT DETAIL

NOT TO SCALE

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: 1/A-7 DATE: 12/28/09	SHEET SK-8

Job No. 09-011-124-F AMENDMENT NO. 1 IFB-CMS-2009-32



BASE FLASHING DET AT VTR & EXIST EQPMT SUPPORTS (6" H OR LESS)

2 / A-7

SCALE: 3" = 1'-0"

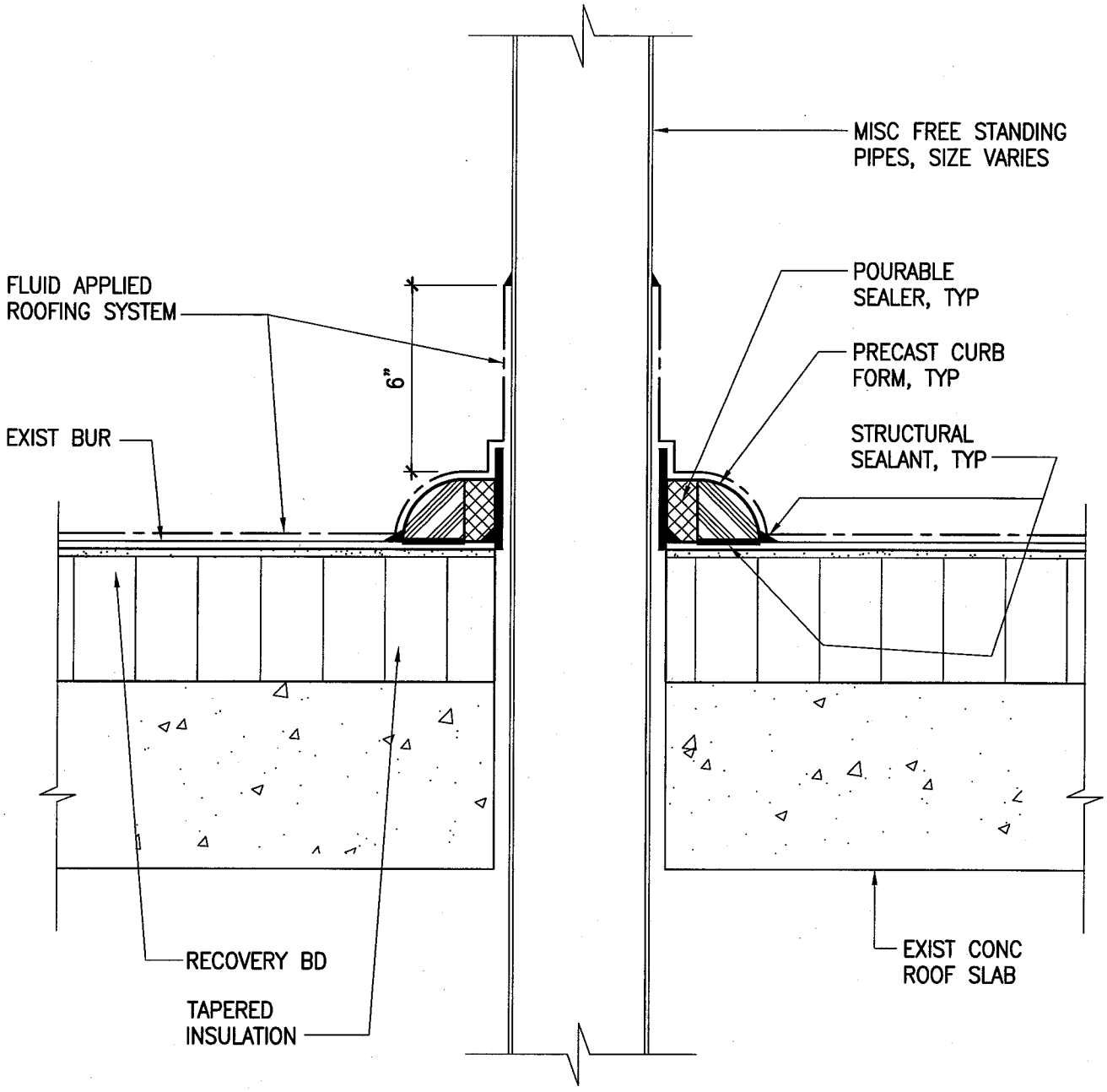
WTN ARCHITECTURE, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: 2/A-7

DATE: 12/28/09

SHEET SK-9



BASE FLASHING DETAIL AT MISCELLANEOUS PIPES & EXISTING EQUIPMENT SUPPORTS

3 / A-7

NOT TO SCALE

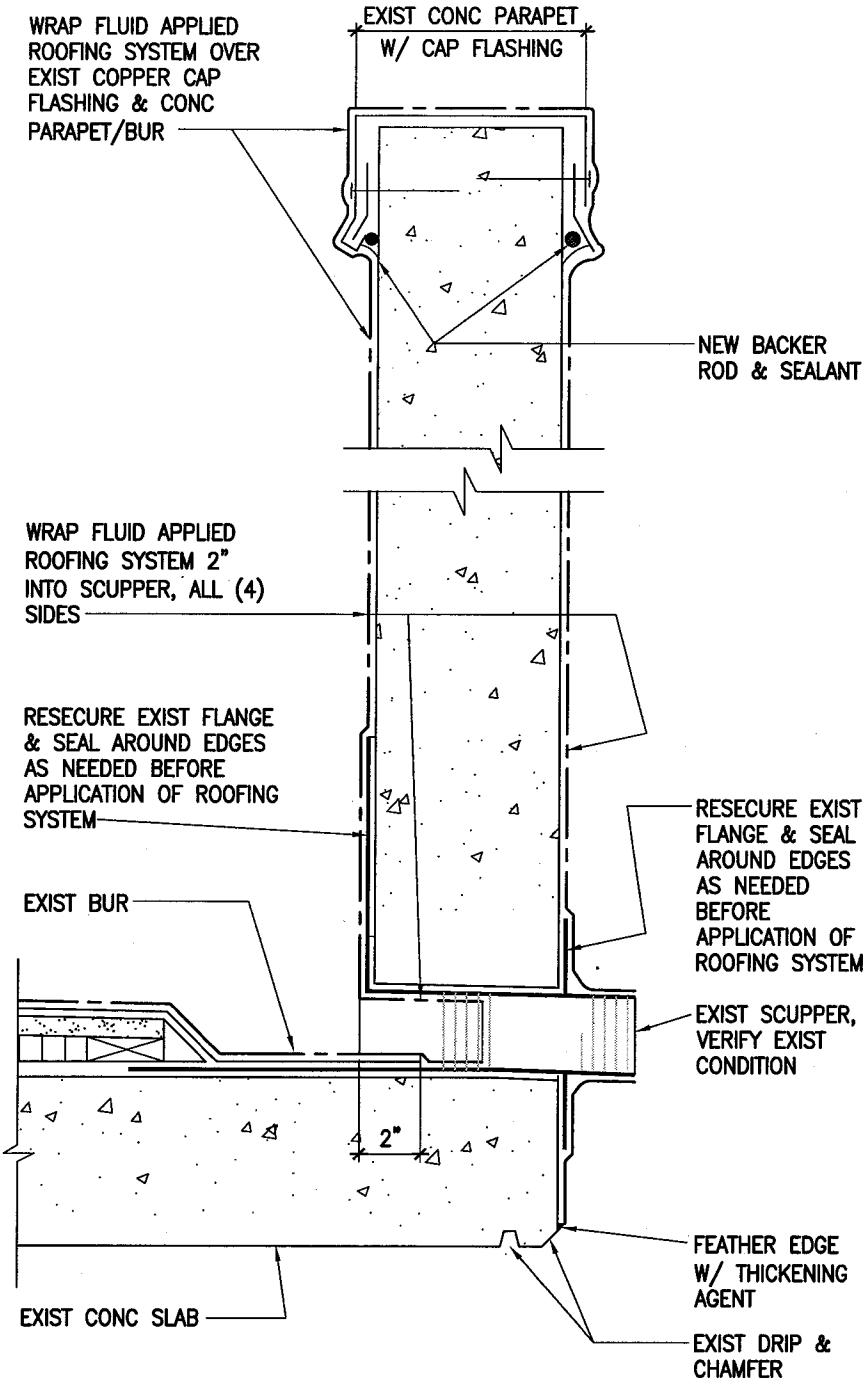
WTN ARCHITECTURE, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME:
REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: 3/A-7

DATE: 12/28/09

SHEET
SK-10



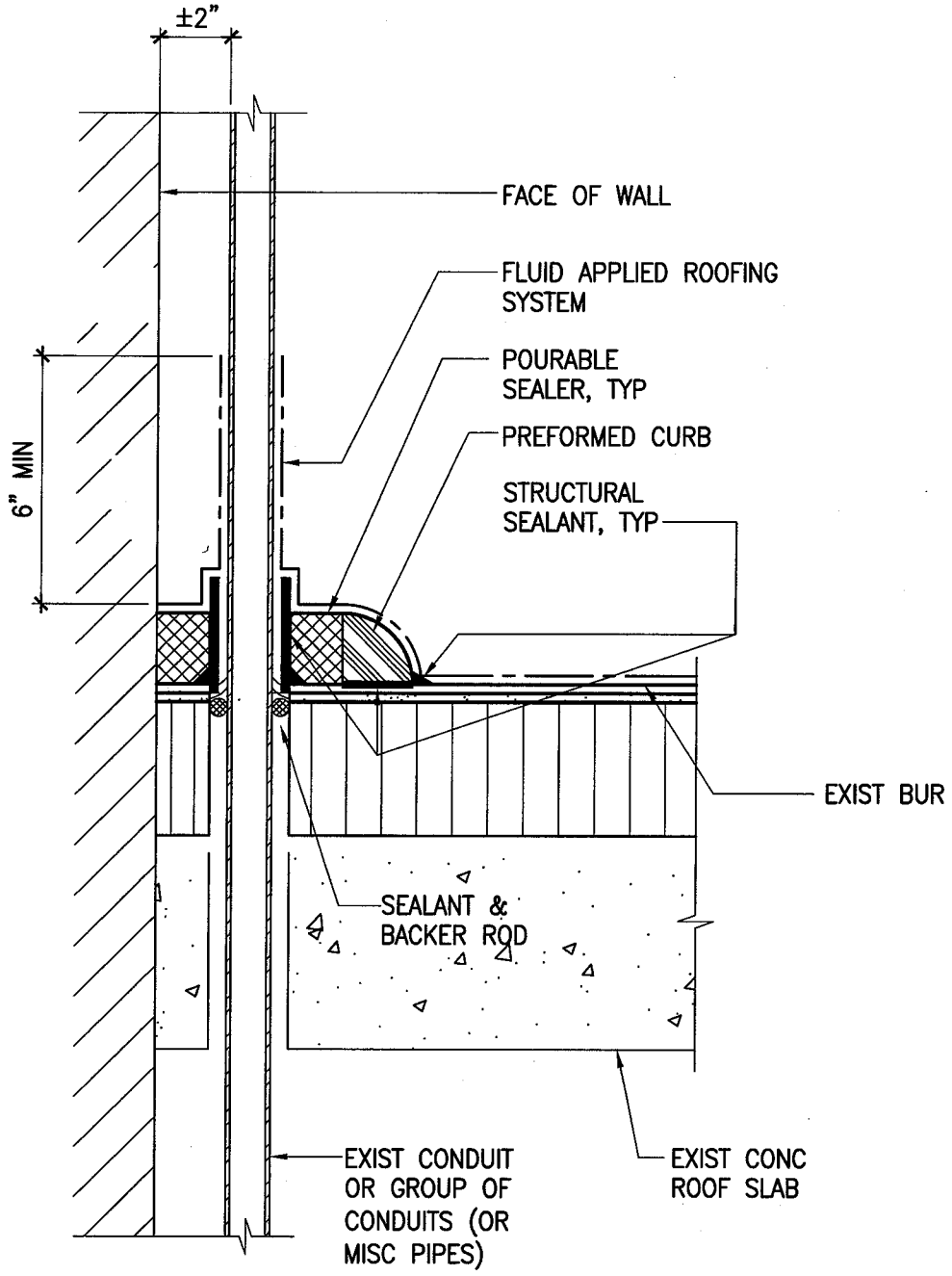
EXIST PARAPET & ROOF EDGE DETAIL AT EXIST SCUPPER

4 / A-7

NOT TO SCALE

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: 4/A-7 DATE: 12/28/09	SHEET SK-11

Job No. 09-011-124-F AMENDMENT NO. 1 IFB-CMS-2009-32



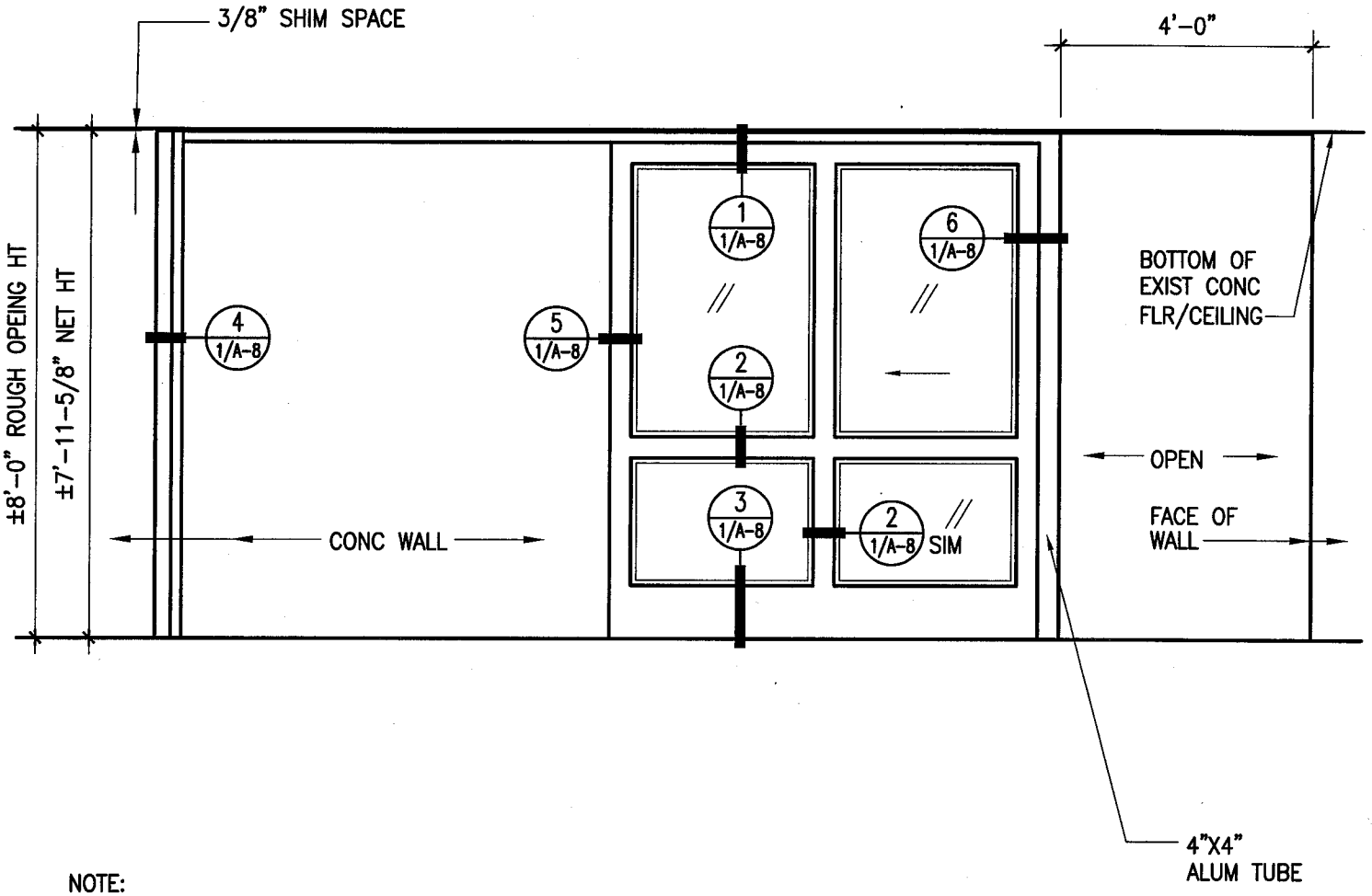
BASE FLASHING DETAIL AT MISCELLEANEOUS PIPE THRU ROOF

6 / A-7

NOT TO SCALE

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: 6/A-7 DATE: 12/28/09	SHEET SK-12

Job No. 09-011-124-F AMENDMENT NO. 1 IFB-CMS-2009-32



NOTE:

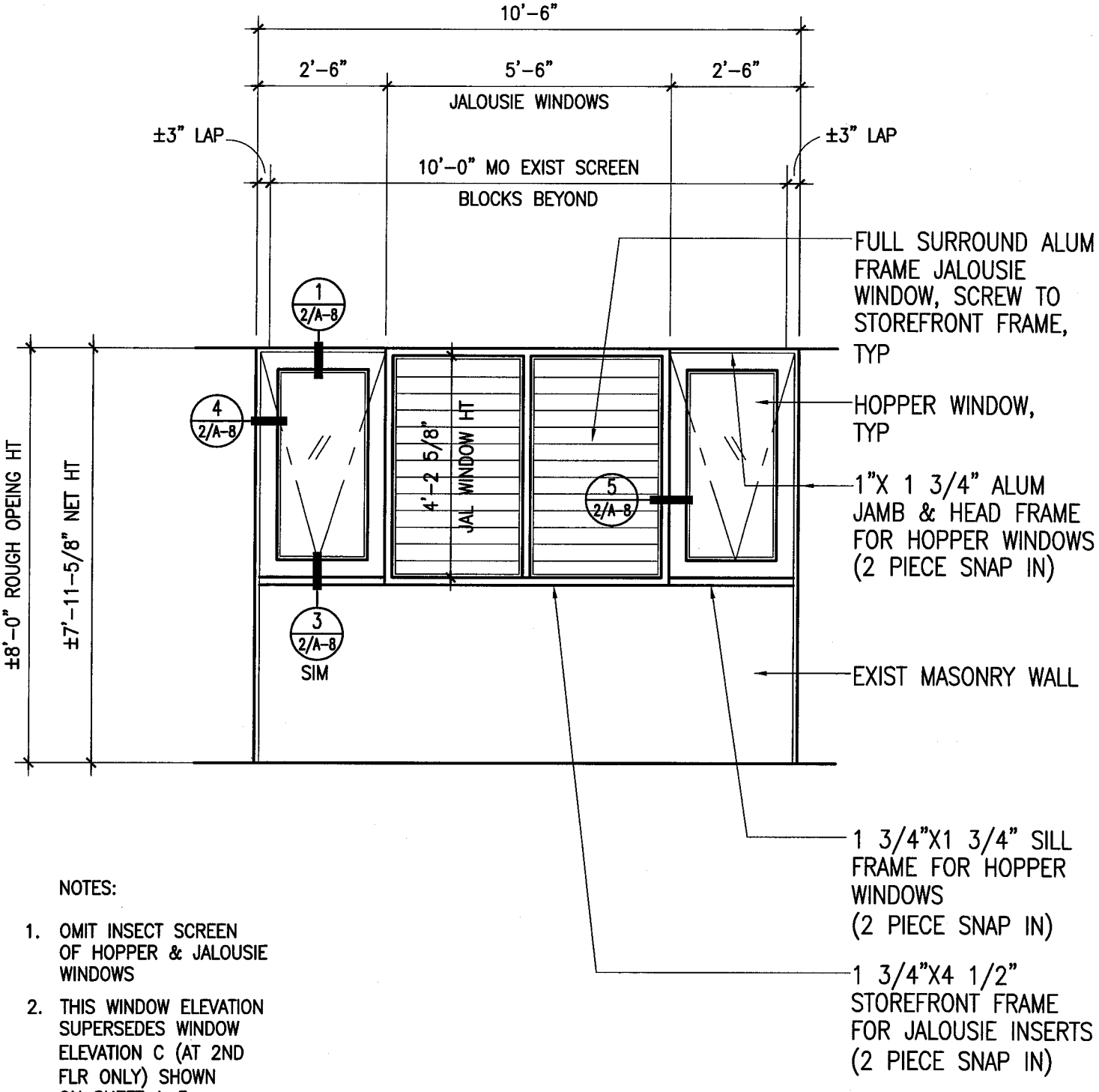
THIS DOOR ELEVATION SUPERSEDES DOOR ELEVATION A SHOWN ON SHEET A-3 & DOOR ELEVATION SHOWN ON SHEET A-8

DOOR ELEVATION

NOT TO SCALE

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: A-3 & A-8 DATE: 12/28/09	SHEET SK-13

Job No. 09-011-124-F AMENDMENT NO. 1 IFB-CMS-2009-32



NOTES:

1. OMIT INSECT SCREEN OF HOPPER & JALOUSIE WINDOWS
2. THIS WINDOW ELEVATION SUPERSEDES WINDOW ELEVATION C (AT 2ND FLR ONLY) SHOWN ON SHEET A-3
3. COORDINATE JALOUSIE WINDOW SIZE WITH WINDOW MANUFACTURER

WINDOW ELEVATION

NOT TO SCALE

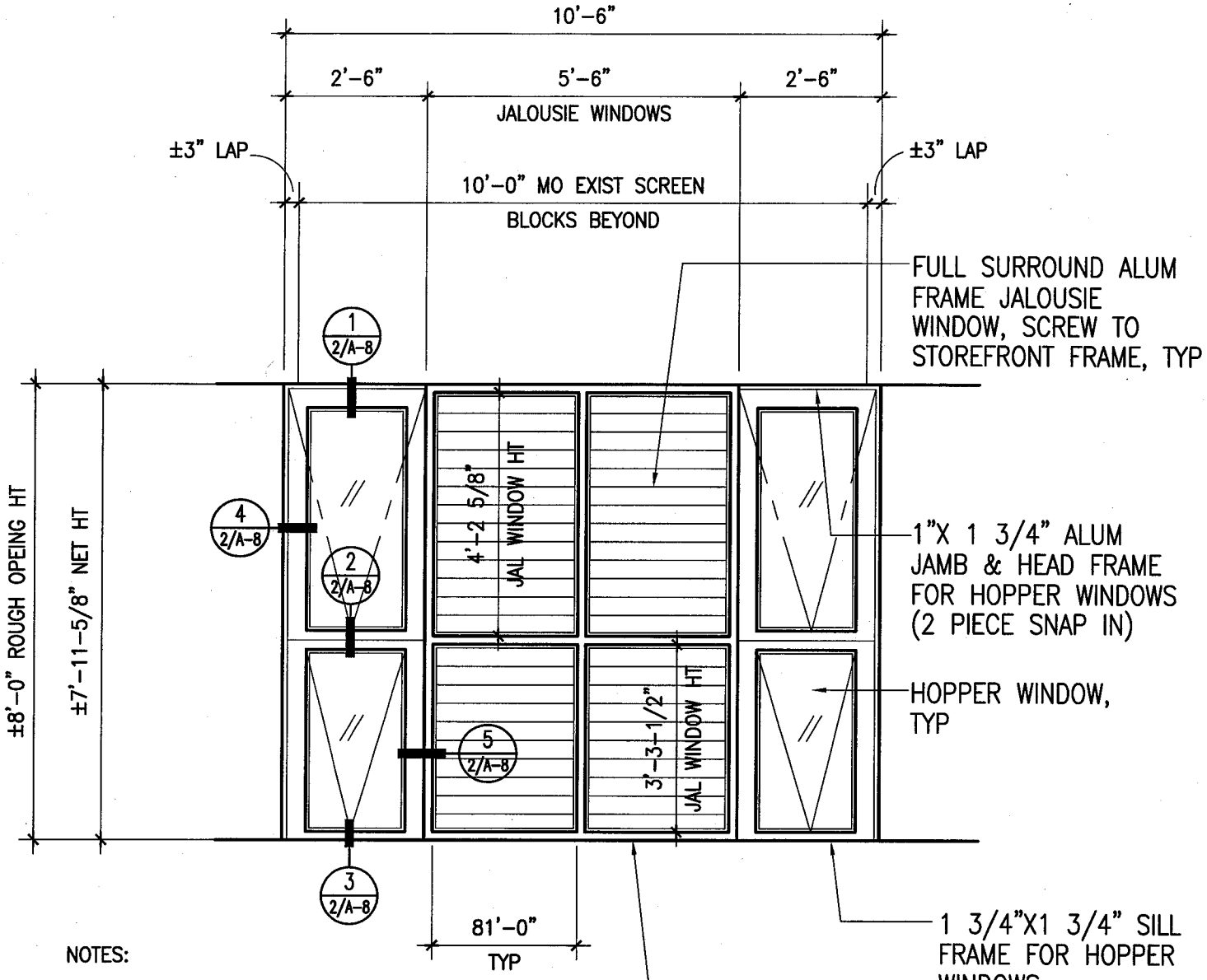
WTN ARCHITECTURE, LLC
650 IWILEI ROAD, SUITE 288
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME:
REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: A-3

DATE: 12/28/09

SHEET
SK-14



NOTES:

1. OMIT INSECT SCREEN OF HOPPER & JALOUSIE WINDOWS
2. THIS WINDOW ELEVATION SUPERSEDES WINDOW ELEVATION C SHOWN ON SHEET A-3 & WINDOW ELEVATION SHOWN ON SHEET A-8
3. COORDINATE JALOUSIE WINDOW SIZE WITH WINDOW MANUFACTURER

WINDOW ELEVATION

NOT TO SCALE

WTN ARCHITECTURE, LLC
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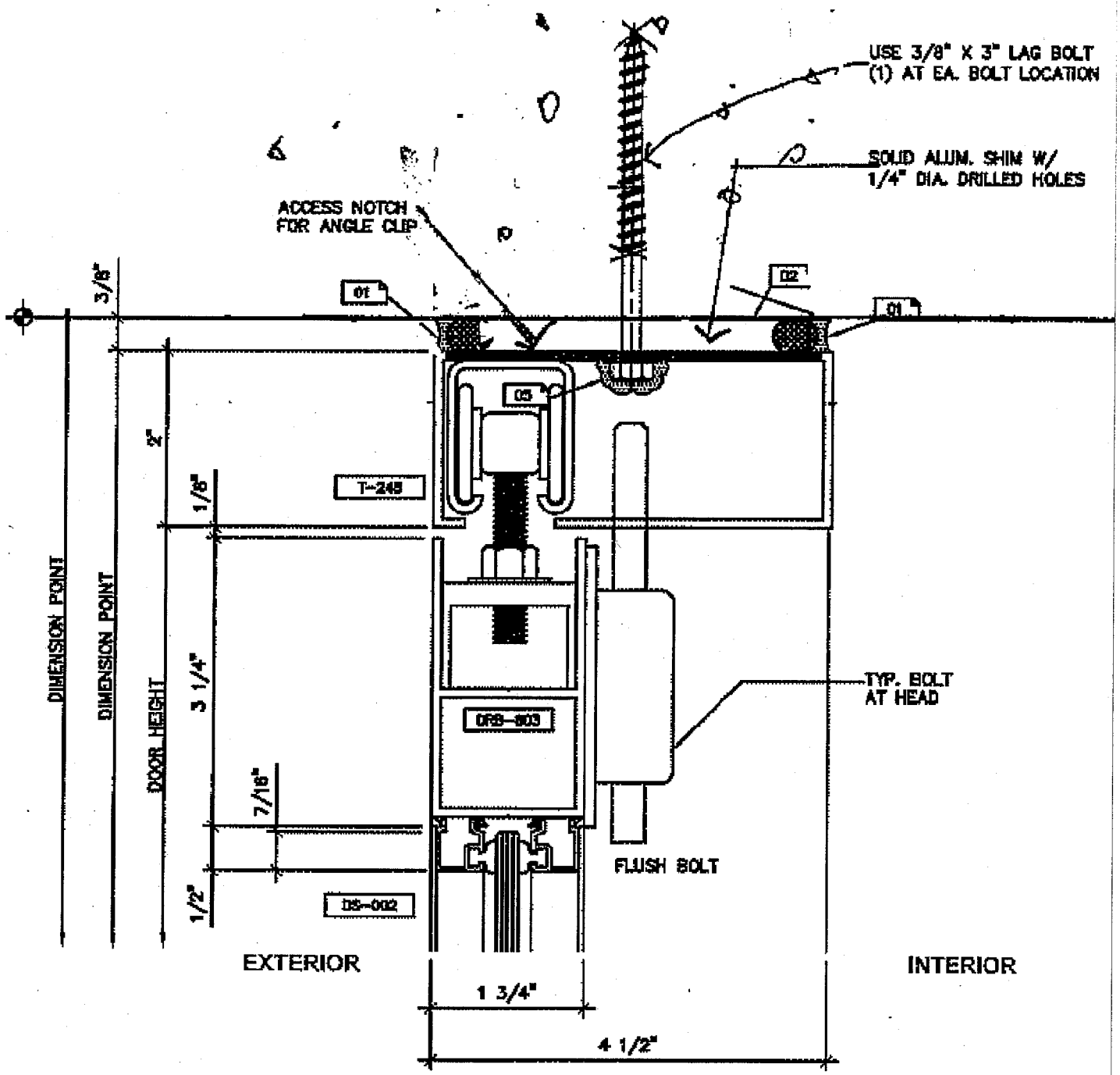
HONOLULU, HAWAII 96817
PHONE: (808) 536-1174

PROJECT NAME:
REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA

REFERENCE DETAIL/SHEET: A-3 & A-8

DATE: 12/28/09

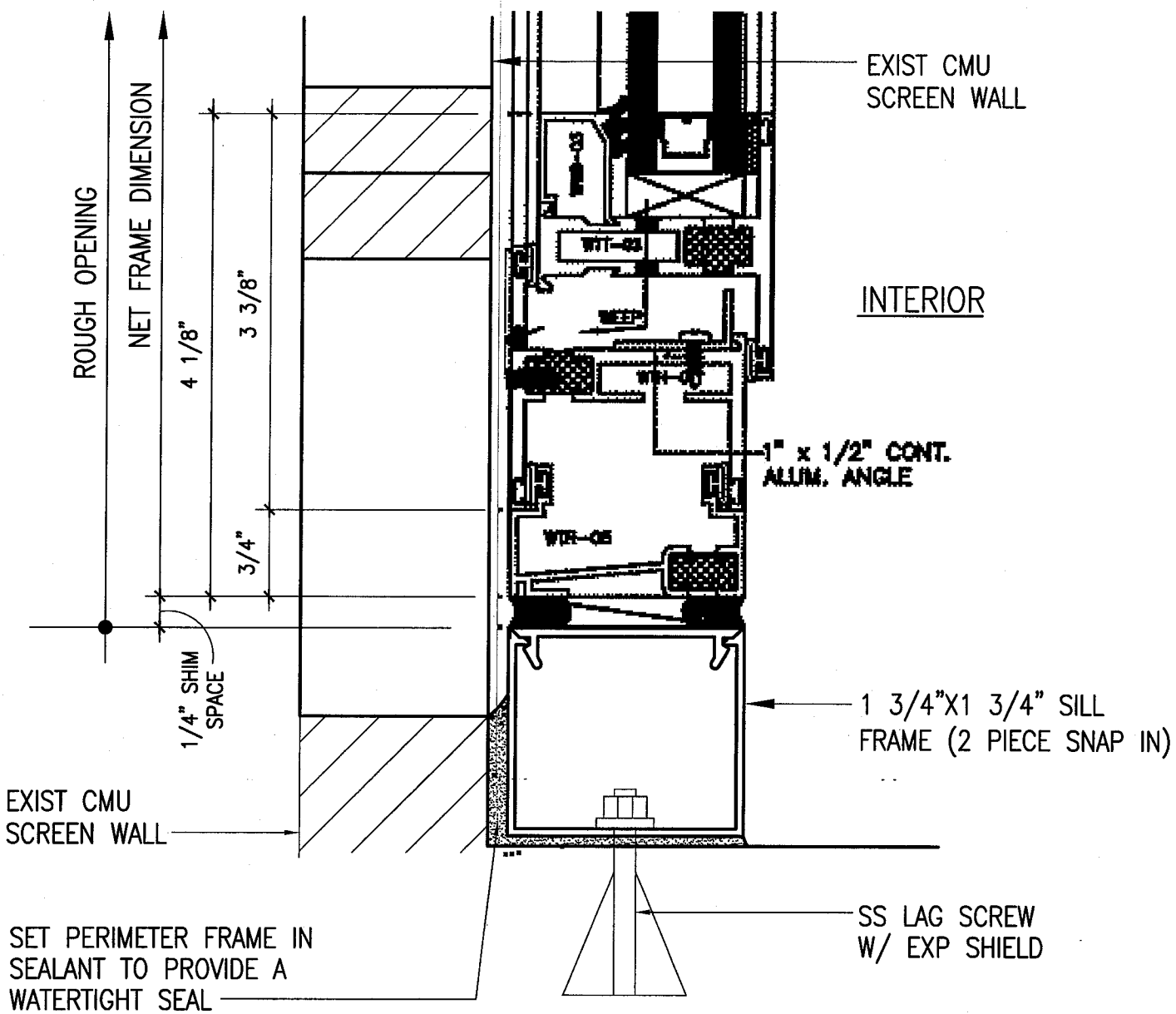
SHEET
SK-15



1 MEDIUM STILE DOOR HEAD
2820 SERIES SLIDER DOORS

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: 1/A-8 DATE: 12/28/09	SHEET SK-16

Job No. 09-011-124-F AMENDMENT NO. 1 IFB-CMS-2009-32



3 HOPPER WINDOW SILL

WTN ARCHITECTURE, LLC 650 IWILEI ROAD, SUITE 288 HONOLULU, HAWAII 96817 PHONE: (808) 536-1174	PROJECT NAME: REROOFING AND ELEVATOR LOBBY IMPROVEMENTS TO KALANIHUIA REFERENCE DETAIL/SHEET: A-8 DATE: 12/28/09	SHEET SK-17

Job No. 09-011-124-F AMENDMENT NO. 1 IFB-CMS-2009-32

PRE-BID MEETING MINUTES

REROOFING AND ELEVATOR LOBBY IMMPROVEMENTS
AT
KALANIHUIA

JOB NO. 09-011-124-F

December 22, 2009
2:00 p.m.
Kalanihuia
1220 Aala Street, Honolulu, Hawaii

A. WELCOME & INTRODUCTION

- Welcome by HPHA Project Engineer
- Introduction of Consultant & HPHA Staff (See Sign-in Sheet)
- Project Overview by Consultant (WTN Architecture, Inc.)
  1. Background
     - Water leaking from roof onto top floor elevator lobby and entering elevator shaft
     - Water from wind blown rain entering elevator shaft
  2. Reroofing
     - remove to concrete slab
     - new 3 ply torch down with tapered insulation
     - fluid applied coating with fabric
  3. New window and sliding door
     - protect lobby from windblown rain
     - provide access for gurney
     - 14 floors (no 13th floor)

B. BID PROCEDURE

- Bid Opening Date is Thursday, January 7, 2010 at 2:00 p.m.
- Deadlines: Questions on Plans & Specifications (14 calendar days prior to bid opening)
  Substitution Requests (14 calendar days prior to bid opening)
  Notice of Intent to Bid (10 calendar days prior to bid opening)

C. SITE ACCESS

- Phases of Construction
- Parking for Contractors
- Access for Material Deliveries
- On-Site Storage
- Intent to Bid forms

D. DESIGN ISSUES

- Consultant Design Issues
  1. Demolition work – Coordinate removal of debris from roof down to the ground. Provide chute as needed.

2. Asbestos – Survey Report available with HPHA. ACM may be transported down elevators in sealed drums. Coordinate elevator useage with HPHA.
3. Fluid applied coating color to match building color..
4. Waterproofing below water heaters require heaters to be temporarily removed. Coordinate Water Heater replacement with HPHA to minimize downtime or possible heater replacement by others.
5. Screen blocks above boilers cannot not be closed off to allow cross ventilation at boiler room.
6. ADA clearance required in front of the Trash Chute per plans.
7. 3'-8" clear fire exit width required between the existing stair wall and the new door post.
8. Sliding door shall be designed to meet wind load code requirements per specifications.
9. Glazing must be safety glass to allow light and for visibility with no hidden corners. Windows designed for light, ventilation, and to allow cleaning on outside face of glass
10. Seal joints of perimeter window frames and cmu wall to achieve a watertight condition.

- Construction Issues
  1. Contractor shall maintain fire exit at all times.
  2. Contractor shall provide passage for tenants to use elevators during construction.

E. QUESTIONS & DISCUSSION

- Concern was noted that the downtime for the water heater could be longer than a day if all 3 are removed at the same time. Suggestion was made to keep the water heaters in place and apply the fluid applied waterproof coating over the existing built-up roofing vice rerooofing the boiler room. HPHA to issue addendum.

- Inspection of the existing roofing at the top of the elevator machine room found it to be in good condition. HPHA to revise the project scope to apply fluid applied waterproof coating over the existing built-up roofing similar to the boiler room. HPHA to issue addendum.

F. SITE INSPECTION

- Site Walk-Thru of Floors 2 thru 16 and Lobby/Elevator PH Roof

PRE-BID MEETING ATTENDANCE SHEET

Reroofing and Elevator Lobby Improvements at Kalanihuia

December 22, 2009
2:00 p.m.

Name	Company	Phone/Fax No.	Email Address
MITCHELL KAWAMURA	HPHA - CMS	832-5373/832-6030	Mitchell.H.Kawamura@hawaii.gov
STANLEY MIYASATO	HPHA - CMS	620-1364/832-5305	Stanley.S.Miyasato@hawaii.gov
✓WARREN NAKAMURA	WTN Architecture, Inc.	221-6246	nakamurawarren@yahoo.com
DENNIS NAKAMOTO	PMA Hawaii	342-3142	nakamotod@hawaii.rr.com
Michael Yomes	Beachside roofing	682-0704	myomes@beachsideroofinghawaii.com
KINSEY KIM	ABC DESIGN CENTER	679-3620	KINSEY ABCDESIGN CENTER @ HOTMAIL.COM
FERDINAND BAUTISTA	WTN ARCHITECTURE	728-5501	fbautistaeinkarch.com
Kraig Smith	MRC Inc.	8424464-847688 848 8826 FAX	kraigsmith@hawaii.rr.com
JAMES KOBATAKE	PROJECTS PLUS INC	848-8824	projectsp001@hawaii.rr.com.